

07/11/2019  
C133bawb

**SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as **DCPO2**.

**WARRAGUL DEVELOPMENT CONTRIBUTIONS PLAN**

**1.0**

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**Area covered by this development contributions plan**

All land within the Warragul Development Contributions Plan area shown as DCPO2 on the planning scheme maps.

**2.0**

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**Summary of costs**

**Summary of costs in 2014 dollars:**

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Arterial road intersections</i>	\$7,029,455	Refer to details in the Warragul Development Contributions Plan.	\$7,029,455	100%
<i>Shared paths</i>	\$1,155,000	Refer to details in the Warragul Development Contributions Plan.	\$1,155,000	100%
<i>Road construction</i>	\$54,480,518	Refer to details in the Warragul Development Contributions Plan.	\$54,399,970	100%
<i>Local road intersections</i>	\$16,971,398	Refer to details in the Warragul Development Contributions Plan.	\$16,964,231	100%
<i>Bridges and culverts</i>	\$6,599,027	Refer to details in the Warragul Development Contributions Plan.	\$6,599,027	100%
<i>Community facilities</i>	\$13,405,037	Refer to details in the Warragul Development Contributions Plan.	\$13,244,717	99%
<i>Recreation</i>	\$24,748,450	Refer to details in the Warragul Development Contributions Plan.	\$24,748,450	100%

**BAW BAW PLANNING SCHEME**

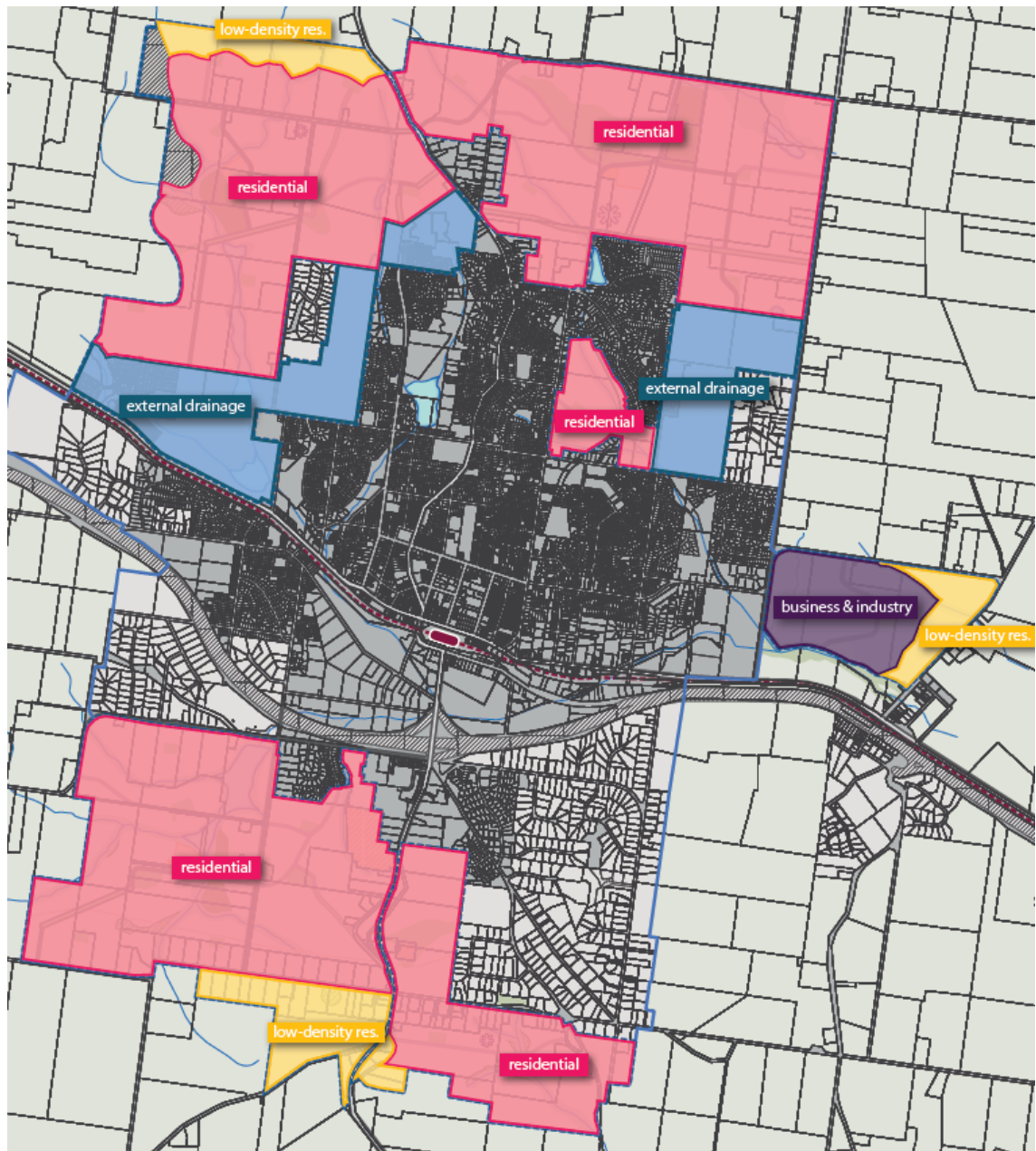
<b>Facility</b>	<b>Total cost \$</b>	<b>Time of provision</b>	<b>Actual cost contribution attributable to development \$</b>	<b>Proportion of cost attributable to development %</b>
<i>Drainage</i>	\$36,562,575	Refer to details in the Warragul Development Contributions Plan.	\$35,919,913	98%
<i>DCP preparation</i>	\$60,000	Refer to details in the Warragul Development Contributions Plan	\$60,000	100%
<b>TOTAL (est.)</b>	<b>\$161,011,459</b>		<b>\$160,120,762</b>	<b>99%</b>

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Summary of contributions

Charge areas



Summary of contributions for Charge Area 1 (Residential) in 2014 dollars

Facility	Levies payable by the development (\$)	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
Transport	\$7,303	-
Local transport	\$69,564	

**BAW BAW PLANNING SCHEME**

Facility	Levies payable by the development (\$)	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
<i>DCP preparation</i>	\$46	
<i>Drainage</i>	\$27,321	
<i>Community facilities</i>	\$12,586	\$0
<i>Recreation</i>	\$23,518	
<b>TOTAL</b>	<b>\$140,337</b>	<b>\$0</b>

**Summary of contributions for Charge Area 2 (Low Density Residential) in 2014 dollars**

Facility	Levies payable by the development (\$)	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
<i>Transport</i>	\$2,921	-
<i>Local transport</i>	\$27,826	
<i>DCP preparation</i>	\$18	
<i>Drainage</i>	\$10,928	
<i>Community facilities</i>	\$4,740	\$0
<i>Recreation</i>	\$8,857	
<b>TOTAL</b>	<b>\$55,291</b>	<b>\$0</b>

**Summary of contributions for Charge Area 3 (Business & Industry) in 2014 dollars**

Facility	Levies payable by the development (\$)	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
<i>Transport</i>	\$7,303	-
<i>Local transport</i>	\$69,564	-
<i>DCP preparation</i>	\$46	

## BAW BAW PLANNING SCHEME

Facility	Levies payable by the development (\$)	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
<i>Drainage</i>	\$27,321	-
<b>TOTAL</b>	<b>\$104,233</b>	<b>\$0</b>

### Summary of contributions for Charge Area 4 (External Drainage) in 2014 dollars

Facility	Levies payable by the development (\$)	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
<i>Drainage</i>	\$27,321	-
<i>DCP preparation</i>	\$46	
<b>TOTAL</b>	<b>\$27,367</b>	<b>\$0</b>

The development infrastructure levy is payable by all development per net developable hectare as set out in the *Warragul Development Contributions Plan*.

#### Indexation

All capital costs of infrastructure items will be adjusted quarterly in the following manner:

- Roads, intersections and bridges / culverts will be indexed in line with the Australian Bureau of Statistics Road and Bridge Construction Index – Victoria
- All other items will be indexed in line with the Australian Bureau of Statistics Non Residential Construction Index.

Land values will be adjusted on 1 July each year following valuations undertaken by a registered valuer.

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#### Land or development excluded from development contributions plan

Land required for the following is exempt from the provisions of this overlay:

- Non government school.

*Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.*